

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, August 21, 2018, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton, Messrs. Bragg, Farmer, Mitch, Stuber

Absent: Ms. Vannoy, Messrs. Rosatone, Ruppen, Economos

Staff: Lance Grable Director, B C Office of Planning and Redevelopment
Joseph C. West Planning Director & Asst. Director of BC Office of Planning & Redevelopment
Susan M. Jamery Senior Administrative Assistant
Frank Vescio Planning Assistant/GIS Coordinator
Dan Distler Environmental Planner/Redevelopment Specialist
Intern – Sarah Franssen

Solicitor: Attorney Sam Orr

Guests: Sandie Egle, of BOC, and Heather Humbert, of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Bragg to approve the minutes of the July 17, 2018 meeting. Motion carried unanimously.

NOTE – Beginning at 10:30 am, (before the 9/18/18 BCPC meeting at 12:30 pm) , SGA (Stromberg, Garrigan & Assoc), the consultant for the EPA Brownfields Grant, will give a summary presentation of the grant before it closes out on 9-30-18. A light lunch will be provided after the SGA Presentation & before the BCPC meeting. (Both meetings will be held in the BCPC Meeting/Conference Room).

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report.

Floodplain – Nothing to report.

EPA Brownfields Coalition Assessment Grant – EPA Grant will expire on 9/30/18. Closeout documents are due to EPA within 90 days after expiration. Close-out meetings are scheduled for 9-18-18 - 10:30 am - before the BCPC Monthly meeting for staff and BCPC Board member and the Public meeting – at 5:30 pm in Monaca.

GIS Update – the interns (Sarah & Rachel) developed a new Zoning Application. Upgrading our software from version 10.3 to 10.6.1.

Eagle View Pictometry – Eagle View informed us that our data is in the aerial triangulation phase now, and that we will receive the entire dataset this year, including leaf on areas. Then necessary areas will be re flown next spring, & then the Changefinder project can continue.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

MS4 – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report. Staff continues to seek funding for this project.

Subdivision Ordinance – Joe provided Midland and East Rochester templates of the Draft Subdivision and Land Development Ordinance.

Census 2020 – Nothing to report.

Transportation – On 7/25/18 Joe attended the 2nd Workshop regarding the regions new Transportation and Development Plan.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

Olszewski Pl	Chilton Consol Pl	McGuire Memorial Consol Pl 3	Almarri Plan
Hanover Twp 4 Lots	Hopewell Twp 3 Lots	Koppel Boro 17 Lots	Monaca Boro 4 Lots

After staff's review, a motion was made by Mr. Mitch and seconded by Mr. Farmer to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Farrelly Subdiv	Woodard Plan	Sklack Consol Pl	Vogel-Drobka Lot Line Rev
Big Beaver Boro	Hanover Twp	Hopewell Twp	New Sewickley Twp

Bonzo Pl #5	Mrozowski Plan
New Sewickley Twp	Ohioville Boro

Proposed Land Developments

Brighton Twp – Brighton Bubbles Car Wash LD, and New Sewickley Twp – Giant Eagle FFM Facility LD - After staff's review, a motion was made by Mr. Bragg and seconded by Mr. Stuber to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Proposed 537 Revisions/Plans – Sewage Facilities Updates

Conway Boro – Plan Update - After staff's review, a motion was made by Mr. Farmer and seconded by Mr. Mitch to accept staff comments and forward to Conway Boro. Motion carried unanimously

Proposed Agricultural Security Area

New Sewickley Twp - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Bragg to accept staff comments and forward to New Sewickley Twp. Motion carried unanimously

Notifications

Air Quality Permits

Industry Boro – Watco Transloading, LLC – permit to approve replacement of air control device C102.

Monaca Boro – NF & M International, Inc. – renewal of Operating Permit No. OP-04-00218

Encroachment Permits

Freedom & Conway Boros – Columbia Gas of PA Inc – D-75 (AC) Pipeline Project

Industry Boro – John J. Borota Family Trust – sewage treatment plant project for 317 Kelly Road residence.

NPDES Permits

Brighton Twp & Industry Boro – Duquesne Light Co – Diagonal River Crossing Structure Removal Project

Industry Boro – John J. Borota Family Trust – sewage treatment plant project for 317 Kelly Road residence

Oil & Gas Permits

Marion Twp – PennEnergy Resources, LLC – PER B45 Project

Marion Twp – Penn Energy Resources, LLC – B12 to Zahn Temporary Waterline Project

New Sewickley Twp – ETC Northeast Field Serv, LLC – B22 8" Pipeline Project

New Sewickley Twp – PennEnergy Resources, LLC – PER B25 1H, 3H, 5H, 7H & 8H Well Permits Project

New Sewickley Twp – PennEnergy Resources, LLC – PER B25 2H, 4H & 6H Well Permits Project

Water Quality Part II Permit

Center Twp – Center Twp Sanitary Auth – Markey's Run Interceptor Improvement Project

Industry Boro – John J. Borota Family Trust – sewage treatment plant project for 317 Kelly Road residence

Other:

Initial Request to Sample Private Water Supply – Water Quality Assessment – PennEnergy Well Pad B46 – Harmony Twp

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Independence Conservancy – Growing Greener Watershed Stewardship Grant (Raccoon Creek) – Potter Twp (R)
- Midland Boro – Multimodal Transportation Fund Program Grant – Midland Boro (R)
- Duquesne Light Co – Diagonal River Crossing Structure Removal Project & NPDES Permit – Brighton Twp & Industry Boro (A)
- Center Twp Sanitary Auth – Markey's Run Interceptor Improvement Project & part II Water Quality Permit – Center Twp (A)
- Monaca Boro – Support letter for the Monaca Gateway Project (R)

A motion was made by Mr. Bragg and seconded by Mr. Stuber to accept/ratify the above letters and the motion carried unanimously.

Miscellaneous/Informational

- Meeting RSVP - Joe asked Board members to please be sure to RSVP to Sue so we can be sure to have a quorum for the meetings.
- Meeting Attendance – The Board agreed that if a Board member is having an attendance problem, the Chairman will call & discuss this issue. If a Board member misses 3 consecutive BCPC meetings, the Board will alert the BOC of this attendance problem
- Signing Plan Mylars – Lance explained that since Joe is the only staff authorized to sign a mylar, if Joe is off, and a mylar comes in for signature, no one is able to sign it. Lance suggested authorizing other staff to sign, in Joe's absence. A motion to this effect was made by Mr. Mitch and seconded by Mr. Stuber that Lance, Frank and Dan will be authorized to sign in Joe's absence. Motion carried unanimously.
- Mylars with Substantial changes submitted for signature – A lengthy discussion ensued and Atty Orr stated that he and staff will come back to next month's BCPC meeting with some language that can be added to the mylar and to the file to resolve this issue.
- BCPC Mission Statement – Joe mentioned that the Board can review the proposed mission statement and will discuss at the October and November meetings.

Adjournment

There being no further business, Mr. Bragg made the motion to adjourn and Mr. Stuber seconded. Motion carried unanimously and the meeting was adjourned.